

**Upper Pittsgrove Township
Land Use Board Minutes
June 21, 2018**

TO: Township Committee
Land Use Board Members

Linda R. Stephens, Twp. Clerk
L. Andrew Hoglen, Zoning Officer

A regular meeting of the Upper Pittsgrove Township Land Use Board was held in the Township Hall on the above date. The meeting was called to order at 7:30 P.M. by Board Chairman John Coombs reading the public announcement stating that adequate notice had been given provided under the “Open Public Meetings Act” and a flag salute.

Members present were: John Coombs, William Gantz, Jack Cimprich, Edward Meschi, Glenn Myers and Linda Stephens.

Also present was: Adam I Telsey, Board Solicitor, J. Michael Fralinger, Board Engineer, Robert McCracken and Krissy DeFrehn, Recorder.

Business to come before the Board:

1. Minutes from May 17, 2018
2. Robert & Sandra McCracken
3. Resolutions –
Edward Stella

1. Minutes –

A motion to approve the minutes from the May 17, 2018 meeting was made by Edward Meschi. This motion was seconded by Jack Cimprich and adopted unanimously.

2. Robert & Sandra McCracken – Block 18 Lots 70 & 70.02 – Monroeville Road

The Board Chairman opened the hearing for Robert and Sandra McCracken. This application was for a Minor Subdivision, Lot Line Adjustment with Bulk Variance requests. Applicant Robert McCracken explained to the Board the proposed lot line adjustment. He lived on Block 18 Lot 70 which is currently 1.06 acres. His parents, both now deceased, lived on Block 18 Lot 70.02 which contained 3.279 acres. Mr. McCracken noted that both of these lots extended into Elk Township in Gloucester County and that the application had received approval from the Elk Township Planning

Board earlier that week. Lot 70.02 wrapped around Lot 70. Mr. McCracken was seeking approval to adjust the surrounding acreage from his parents' lot to his own and eventually sell his parents lot. After the adjustment Lot 70 would contain 3.303 acres and Lot 70.02 would be reduced to 1.039 acres. Several small buildings/sheds have been removed from the properties already. Mr. McCracken had notice the public for Bulk Variance due to these structures being located inside the rear setbacks. Board Engineer, Michael Fralinger commented on his review letter dated June 20, 2018. He noted that the following waivers were being requested: Checklist "A"-Item #10 Letter of Interpretation, and Checklist "C"-Items C17. Since both lots were already developed, Mr. Fralinger recommended that the application could be deemed complete with the Board granting the requested waivers. Edward Meschi made a motion to deem this application complete. This motion was seconded by Jack Cimprich and adopted unanimously. Mr. Fralinger continued with his Technical review comments. Information on building height and lot coverage should be added to the plan, revision needs to be done on the Zoning Schedule, the application will need Salem County Planning Board approval, and the deed descriptions must be revised to add the "Right to Farm" language. Mr. McCracken agreed to revise the plan. The Board Chairman opened the hearing to the public for comment. Given that there was no one present for this application, the Board Chairman closed the hearing to the public for comment. After a brief discussion, the Board requested that the lots in Upper Pittsgrove and in Elk be kept together. Mr. McCracken agreed. Glenn Myers made a motion to grant the Minor Subdivision/Lot Line Adjustment along with the Bulk Variances requested, and the conditions stated. This motion was seconded by Edward Meschi and adopted unanimously.

3. Resolution -

Edward Meschi made a motion to adopt the resolution for Edward Stella that was reviewed at the meeting. This motion was seconded by Jack Cimprich and adopted unanimously.

There being no further comment and business before the Board, Jack Cimprich made a motion to adjourn the meeting. This motion was seconded by William Gantz and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board